

Town Clerk

Planning & Zoning Commission Minutes 1/16/2014 1/2

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Minutes – Special Meeting
Thursday, January 16, 2014, 7:30 PM
Council Chambers, Third Floor
Memorial Building
14 Park Place
Rockville/Vernon, CT

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1. Call to Order & Roll Call
 - ◆ Meeting was called to order at 7:30 P.M.
 - ◆ **Regular Members Present:** Francis Kaplan, Charles Bardes, Victor Riscassi, Ron Scussel and Basil (Pete) Hobbs.
 - ◆ **Alternate Members Present:** None
 - ◆ **Staff Present:** Leonard Tundermann, Town Planner, Shaun Gately, Economic Development Coordinator
 - ◆ **Recording Secretary:** James Krupinski
2. Administrative Actions/ Requests
 - 2.1. Communications received NOT related to Agenda items
 - ◆ Commission membership listing.
 - ◆ Zone Change withdrawal letter relative to PZ-2013-20.
 - ◆ PZC Approval of Special Permit for Property at #10 Hyde Avenue.
 - ◆ Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter, Winter 214, Volume XVIII, Issue 1.
 - ◆ DEEP – Notice of Intent to Modify General Permit for Water Resources Construction Activities for Compliance with 2013 Legislative Changes.
 - 2.2. Acceptance of Minutes
 - ◆ Charles Bardes , seconded by Ron Scussel moved the Adoption of the Regular Meeting Minutes of December 19, 2013 to the February 6, 2014 meeting. Motion carried unanimously.
3. Other Business
 - 3.1. Application (PZ-2013-22) of the Vernon Planning Department for proposed changes to the Vernon Zoning Regulations to add section 21 to establish regulations and map to create a Rockville Village District Overlay Zone
 - ◆ Chairman Francis Kaplan requested a Motion to reopen the Public Hearing.
 - ◆ Ron Scussel, seconded by Charles Bardes moved a Motion to reopen the Public Hearing. Motion carried unanimously.
 - ◆ Public Hearing was reopened at 7:36 P.M.
 - ◆ Leonard Tundermann, Town Planner
 - ◆ Charles Bardes reviewed the specific grammatical changes of the proposed regulations.
 - Discussion took place regarding §21.5.1 – to change the wording for “drugs” to change to “pharmaceuticals”.

- ◆ **Dan Waskiewicz, Downtown Business Owner:**
 - Felt the proposed document is needed for the downtown redevelopment.
 - Assisted in prior Rockville zoning through the Rockville Downtown Association (RDA).
 - Wished the downtown business owners had more input to the proposed document.
- ◆ **Shaun Gately, EDC** indicated that the adoption of the proposed regulations would provide consistency in the redevelopment in the downtown area.
- ◆ **Francis Kaplan** suggested leaving the Public Hearing open and continuing the application to the February 6, 2014 meeting.
- ◆ **Charles Bardes** suggested the public supply comments to Staff for review by the commission prior to the February 6, 2014 meeting.
- ◆ **Thomas Joyce, 49 Hale Street Extension**
 - Spoke to possible problem with reopening the Public Hearing without additional advertising based on changes.
 - Suggested advertising that the Public Hearing was reopened and continued.
- ◆ **Victor Riscassi, seconded by Charles Bardes** moved a motion to continue the application to the February 6, 2014. Motion carried unanimously.

3.2. Receipt of Application(s)

3.2.1. Application (PZ_2014-01 of Guo Qiang Yu dba Eastern Massage, LLC for a Special Permit to establish an Independent Massage Therapy Practice with Unit B of the building at 575 Talcottville Road at #575 Talcottville Road (Assessor's ID: Map #8, Block #0002, Lot/Parcel #00016B)

- ◆ **Leonard Tundermann, Town Planner** indicated that the applicant has not signed the application or paid the required fee. Application was not ready for receipt by the commission.

3.2.2. Application (PZ-2014-02) of Ed Johansen dba Mill Street Auto for a Special Permit and Site Plan approval to establish an automotive service & repair facility and for DMV locational approval for the use at #458 Talcottville Road (Assessor's ID: Map #09, Block # 015T, Lot/Parcel #0021D)

- ◆ **Ron Scussel, seconded by Charles Bardes** moved a motion to receive and schedule a Public Hearing on February 6, 2014. Motion carried unanimously.
- ◆ **Leonard Tundermann, Town Planner** indicated that the application would be before the Inland Wetlands Commission on January 28, 2014.

3.3. Additional business to be considered should be introduced under PZC meeting agenda item "#2.1 Amendment / Adoption of Agenda" at the beginning of the meeting.

3.4. Adjournment.

- ◆ **Ron Scussel, seconded by Basil (Pete) Hobbs** moved a Motion to Adjourn. Motion carried unanimously.
- ◆ **Meeting Adjourned at 8:07 P.M.**

James Krupinski
Recording Secretary